

KNOW ALL MEN BY THESE PRESENTS, That BERNARD L. SIMONSEN and RHEA E. SIMONSEN, TRUSTEES OF THE SIMONSEN FAMILY TRUST U/D/T March 20, 1986

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RIVER SPRINGS RANCH CO., an Oregon corporation, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The S1/2 NW1/4, the SW1/4 and the W1/2 SE1/4 of Section 13 and the N1/2 and the N1/2 S1/2 of Section 14, all in Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon. TOGETHER WITH an easement for existing irrigation delivery and tail water systems and right of access to repair and maintain such irrigation delivery and tail water systems; it is recognized that such systems, including as exists on the above described property, may be subject to rights of additional users and such rights to the use and maintenance of such irrigation systems may be shared and such rights subject to and granted herein are nonexclusive and are to the extent that grantor has rights to grant such easement.

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land as of the date of this deed

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 290,547.00 However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 16th day of March, 19 94; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,)
County of Klamath) ss.
March 16, 19 94.

TRUSTEES OF THE SIMONSEN FAMILY TRUST U/D/T
March 20, 1986

by: Bernard L. Simonsen, Trustee
BERNARD L. SIMONSEN
by: Rhea E. Simonsen, Trustee
RHEA E. SIMONSEN

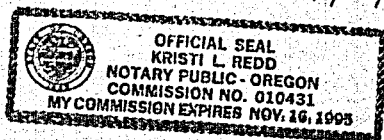
Personally appeared the above named
BERNARD L. SIMONSEN and RHEA E.
SIMONSEN, Trustees of the Simonsen
Family Trust U/D/T March 20, 1986

and acknowledged the foregoing instrument
to be their voluntary act and deed.

Before me:

Kristi L. Redd
Notary Public for Oregon

My commission expires: 11/16/95



STATE OF OREGON, County of _____, ss.

The foregoing instrument was acknowledged before me this

_____, 19 _____, by _____,

_____, president, and by _____,

_____, secretary of _____,

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____

My commission expires: _____ (SEAL)

THE SIMONSEN FAMILY TRUST U/D/T March 20, 1986

9390 Hwy 140 East

Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

RIVER SPRINGS RANCH CO.

2730 Avenida Caballo

Santa Ynez, CA 93460

GRANTEE'S NAME AND ADDRESS

After recording return to:

RIVER SPRINGS RANCH CO.

2730 Avenida Caballo

Santa Ynez, CA 93460

NAME, ADDRESS, ZIP

If a change is requested all tax statements shall be sent to the following address.

RIVER SPRINGS RANCH CO.

2730 Avenida Caballo

Santa Ynez, CA 93460

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 17th day of March, 19 94, at 10:37 o'clock A M., and recorded in book M94 on page 8107 or as file/reel number 77666, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pauline Neukirch Recording Officer
Deputy

Fee \$30.00